

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

**Showers City Hall
McCloskey Room
Thursday June 9, 2011
4:00 P.M.
AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATE OF APPROPRIATENESS**
 - A. Preliminary meeting 714 West 7th Street, owner: Eve Mansdorf
Discussion about the repair and reconstruction of a stone embankment wall
- V. DEMOLITION DELAY**
 - A. 1309 East 2nd Street (partial), owners: Ruth and John Simon; representative: Chad Vencel
Rear addition : removal of walls and roof
- VI. NEW BUSINESS**
 - A. 700 North Walnut Street, owner: Chris Bomba
Discussion about a plan to move a house
 - B. Lecture Series : Fall Showers Topic
 - C. HAND Neighborhood Leadership Series-June 9
Topic: Historic Preservation
- VII. OLD BUSINESS**
 - A. Garden Hill Conservation District Approval
 - B. Renewal of Consulting Grant for 424 South Walnut (Boxman's Player's Pub)
 - C. Web Site: Painting Your Historic House
 - D. Downtown Plan Revision update
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, July 14, 2011 at 4:00 p.m. in the McCloskey Room

Posted: June 2, 2011

Preliminary Review COA

714 West 7th Street
Fairview Historic District
Eve Mansdorf

Zoning RC

105-055-74073 N 714 House; Queen Anne, c.1900 NR, BHD



According to the Commission's rules and procedures, an owner who will be seeking a COA for external changes in a full historic district can approach the Commission for a preliminary discussion before applying formally. At the time that the formal application is completed, it may take no more than thirty days to render a decision. This rule provides for informal discussion of potentially confusing,

complex or controversial applications.

The owner will present information about a deteriorating retaining wall in her front yard. She has spoken with an engineer, assessed the damage and potential methods of repair. The plan for the wall repair will change the look of it. The following photographs are for documentary use.

Existing conditions: The wall is mortared dressed limestone, probably built from scrap that dates from after the house was built. Similar walls on 6th and Rogers in front of comparable homes are constructed of rock-faced limestone, some with tool marks. An item of significance for this wall is the partial row of vertical teeth used on the capstone. This wall is not continuous with neighboring properties. It is the only wall on this side of the street. It is in very deteriorated condition, as the photographs show. The section west of the stairs and along the alley indicates imminent failure.





Above: Rock-faced wall nearby in the neighborhood (502 West 6th) of a comparable era.



The owner would like to discuss her plans for repair. Staff makes no recommendation until after formal application is complete.

Partial Demolition
1309 East Second Street

4-4-11
Owners John and Ruth Simon
Representative John Pritchett

Elm Heights Historic District
105-055-76080 C 1309 House; Arts and Crafts/ Dormer Front Bungalow, c.1920

Construction of a rear two level addition including removal of walls and roofs.
Expansion of a front shed roof dormer to three windows.

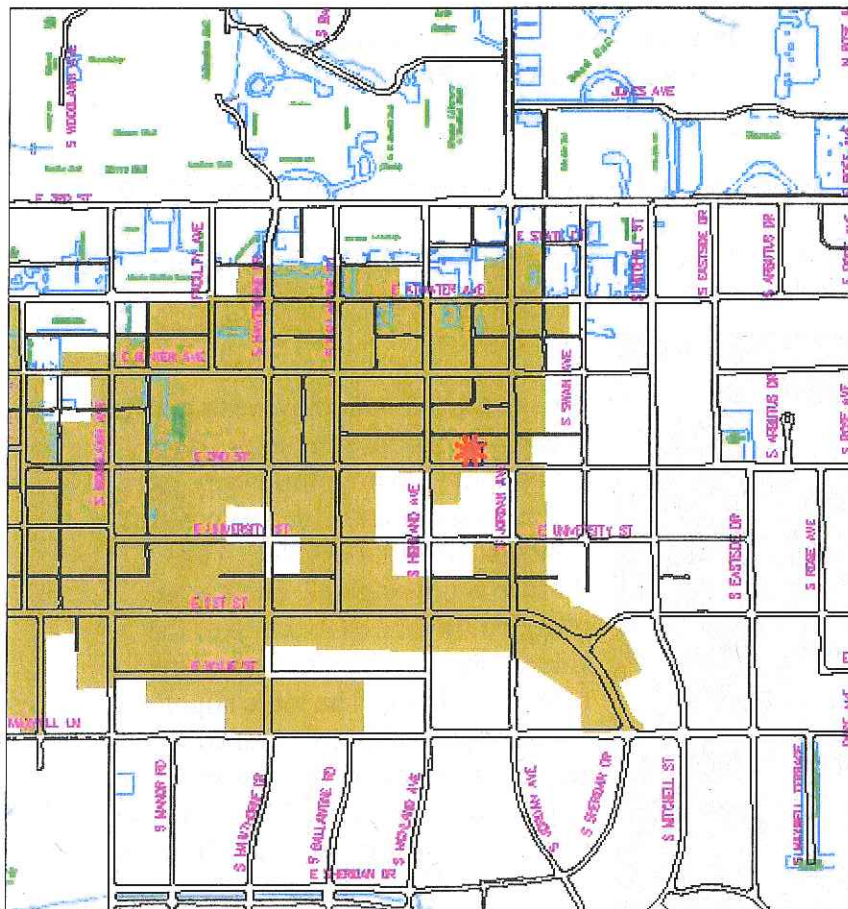


This is a brick bungalow with arched porch and central symmetry. The porch roof slopes continuously from the main gable and contains a paired window shed roof dormer. The dormer is not original. The owner attended the March meeting of the Commission to discuss their plans for a large addition. The lot is slightly substandard and is constrained by a shared driveway on the east and a large tree on the west. The streetscape is fairly congested with closely spaced housing at this location.

A couple of proposals for the addition were discussed in a preliminary way at the March meeting, at staff's request. These proposals directly impacted the front façade, either by a second floor or a side addition. The design has been modified and the new plan adds considerable square footage to the rear of the building, but preserves the symmetry of the front.



The house is located within the Elm Heights district (see map) but is also across the street from areas that were omitted in the last survey. The houses on the south side of Second Street are demonstrably newer, including ranches and modified homes dating from the 1950's. Some of these may now be considered worthy of survey.



The designer worked with the owners to add the requested square footage and still preserve the front façade as much as possible. The siding will be cement board. Window materials were not selected at the last meeting with staff.

The plan may require several small variances, and the owners are awaiting the response from planning to go ahead with these. This ruling: to pursue variance with staff support or not, will not be known until Wednesday. In any case, the owners will construct a free standing garage on the site and this is beyond the purview of the Commission during the demolition delay process.

The need for variance may ultimately produce a change in these plans.

Rear: Location of addition.





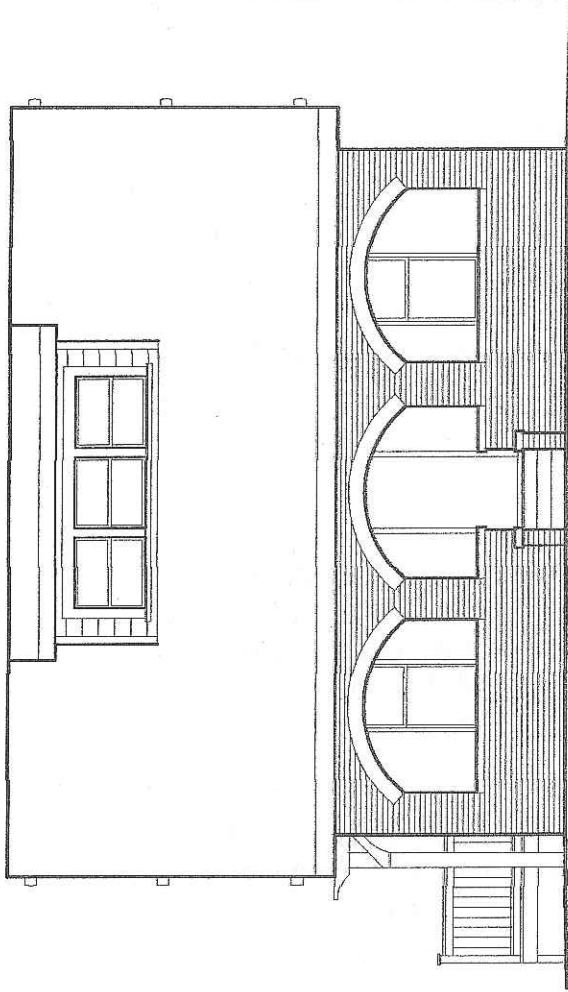
Existing Front Dormer- not historic

The two story addition is about 29 x 18'. The addition roof, brought off the rear of the house, steps down to a hipped single story addition (18x17'). The two story level is designed with paired dormers winging away from the gable.

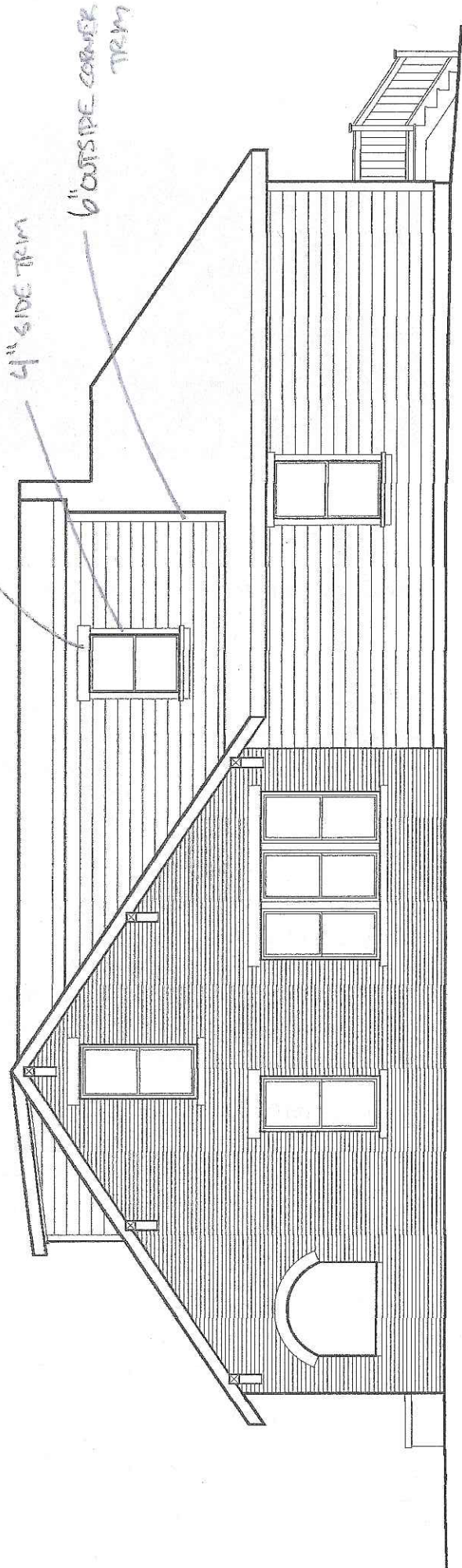
REVISED PLANS 6-2-11

At its April meeting, the commission asked for additional information to ascertain the dimensions of the trim. Chad Vencel, representative for the owner submitted scaled plans for the addition. The cement board headers will be 8 inches and the window trim 4". The number of windows on either side elevation has been reduced. They have selected double hung aluminum clad windows. The scaled drawing shows a shed dormer in good proportion to the porch and the entry.

The design reflects the Commission's suggested modification of building the addition to the rear, offsetting the brick main body 6 inches and slightly lowering the shed roof on the winged dormers. The cement board siding will have a 7 ½ inch reveal.

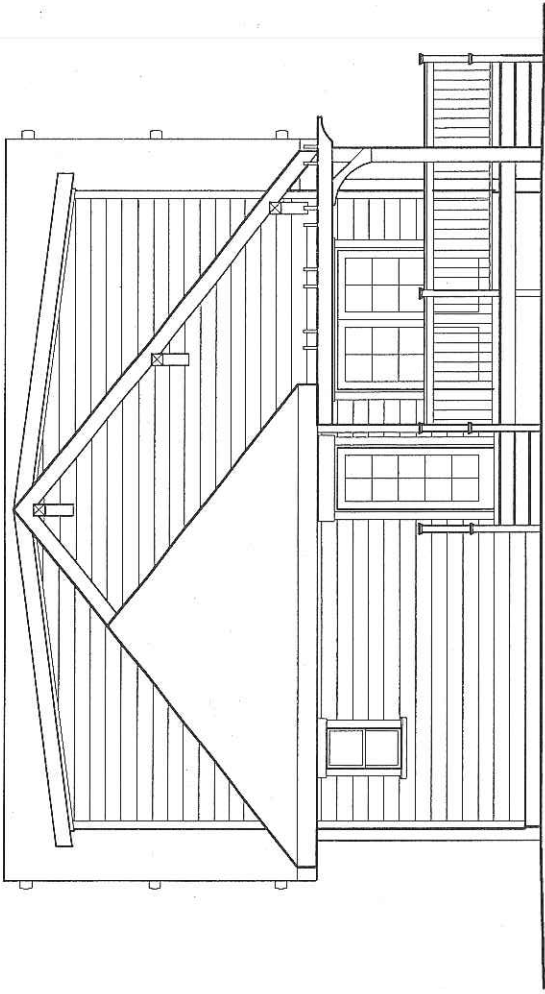


SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

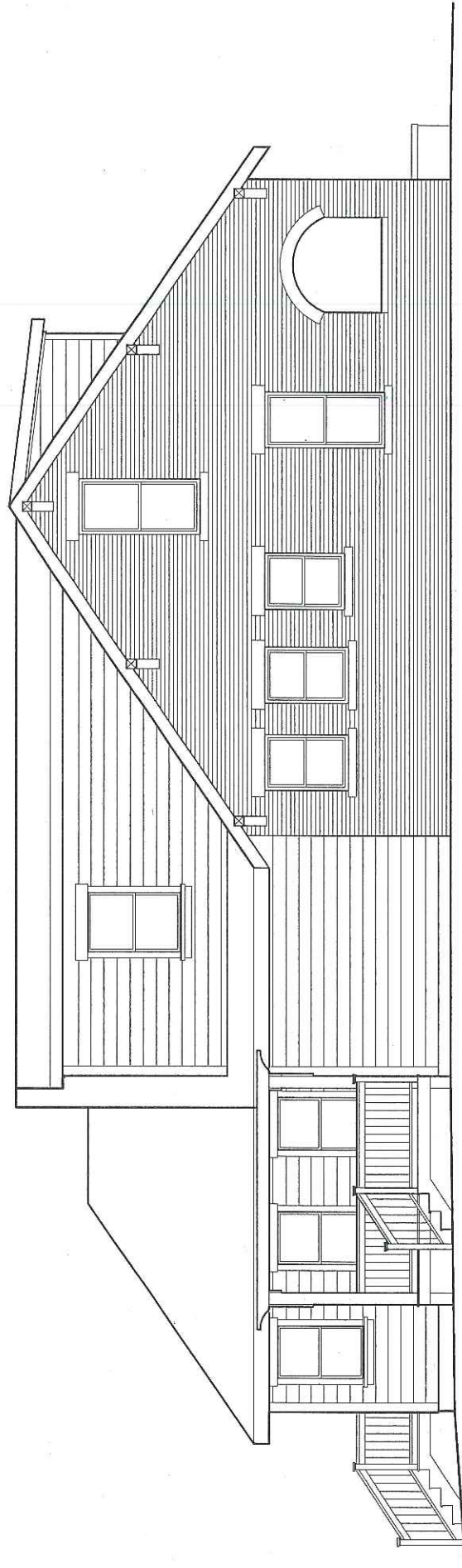


EAST ELEVATION
SCALE : 1/8" = 1'-0"

1309 E. 2ND STREET
RI OMINGTON IN 47401



NORTH ELEVATION
SCALE : 1/8" = 1'-0"



WEST ELEVATION
SCALE : 1/8" = 1'-0"

1309 E. 2ND STREET
BLOOMINGTON IN. 47401

Preliminary discussion of removing a building to another location

700 North Walnut

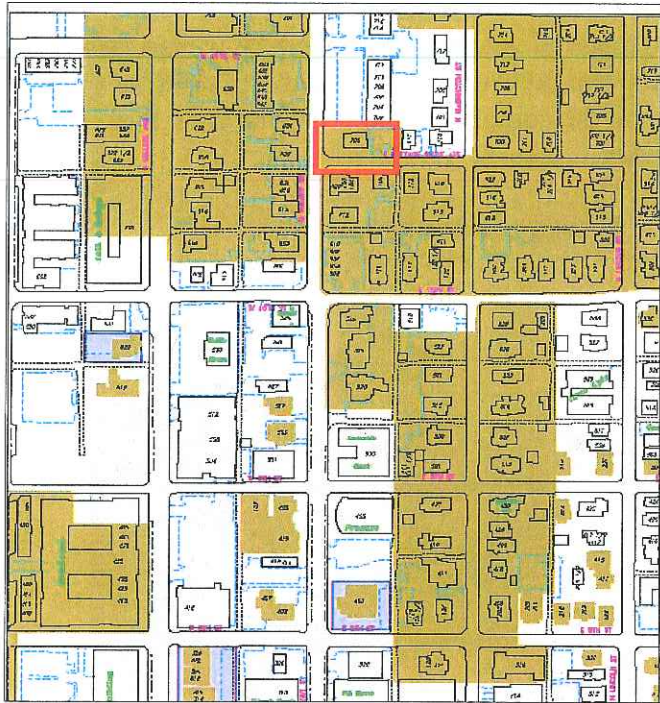
Owner: Chris Bomba

Cottage Grove Study Area

105-055-61063 C

700

House; Craftsman/ Dormer Front Bungalow, c.1915



This is an early discussion of the possibility of moving a house on Walnut Street to another location. The house sits on the corner of Cottage Grove and North Walnut Street which is a commercial corridor

where many single family houses have been converted to business use. Although there are modern intrusions, the corridor has a fairly consistent run of these homes from the 400 block through the 800 block ending just below the Indiana Railroad viaduct. This represents properties listed as contributing to the Illinois Central survey district, North Washington and Cottage Grove, and some scattered sites. The actual location of 700 North Walnut is just south of the Highpoint Office Park, a single story commercial strip center built in the 1970's on the site of the old Hunter House. On the east side of the



street there are two more contributing structures north of the strip commercial center. Generally the architecture goes from important in the 400 and 500 blocks to progressively less significant in the 800 block.

This owner intends to sell these parcels for redevelopment of the High

Point site and wants to propose removal of this house to another location as a part of that project.



Hunter House

Existing Conditions:

The house is fair to good condition. Most windows are original and are a less frequently used Arts and Crafts design; however they are largely obscured by mirror glass storm windows. The material is tapestry brick which is also less common in Bloomington and is more prevalent south of Grimes except on the commercial buildings built by the Mitchell Brothers.

Existing Office Park



Along this corridor:



810 North Walnut



804 North Walnut



631 North Walnut "Contributing"



612 North Walnut "Notable"



505 North Walnut "Notable"



517 North Walnut "Notable"



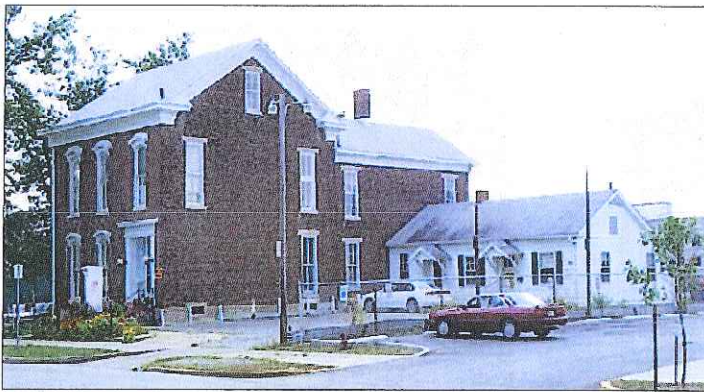
532 North Walnut "Notable" NR



530 North Walnut "Notable" NR



520 North Walnut "Notable" NR

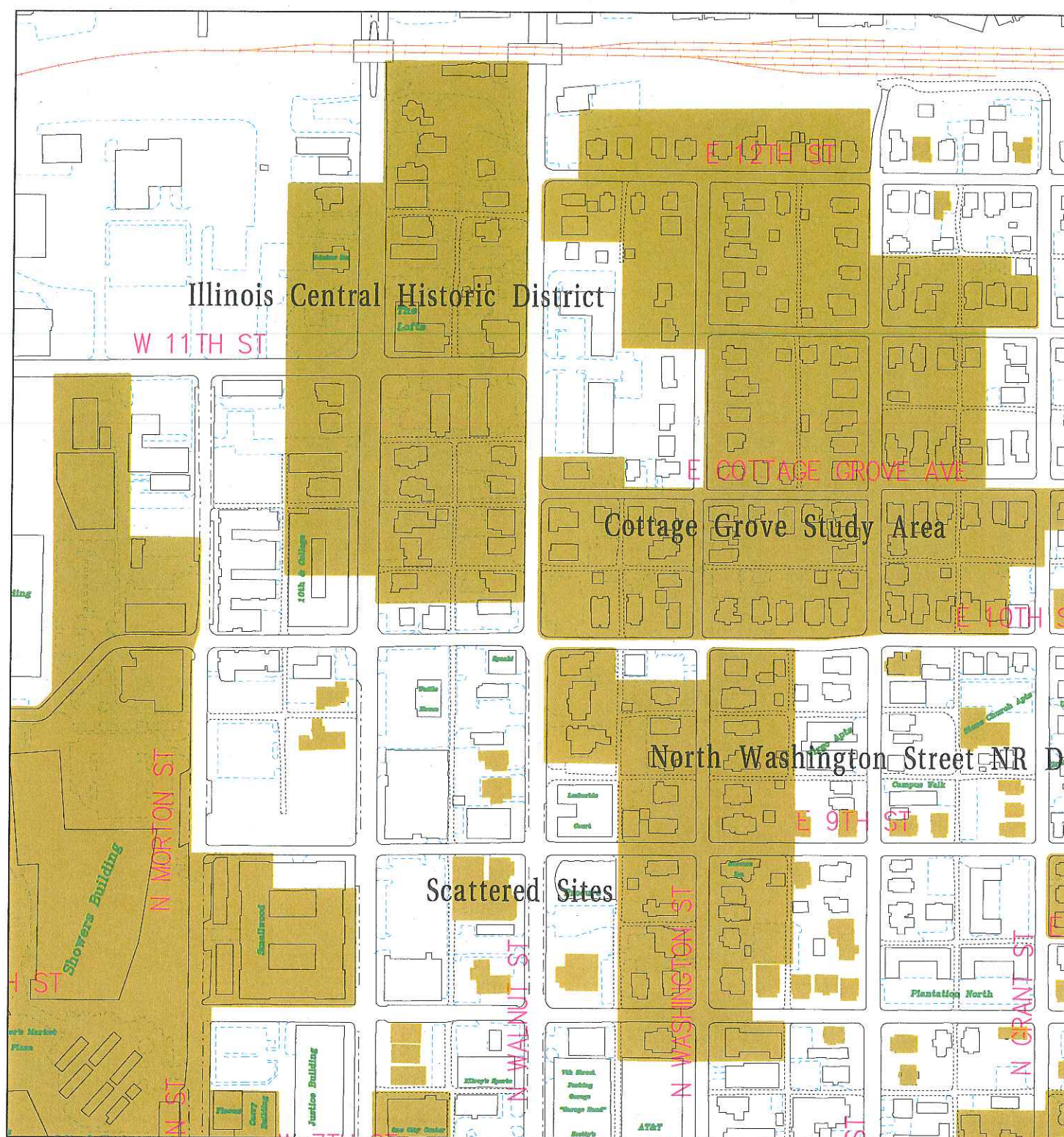


403 North Walnut "Outstanding" SR



400 North Walnut "Notable" LHD

The owner has not formally applied for a permit but would like to discuss the potential for a house move at this time. This case would fall under demolition delay.



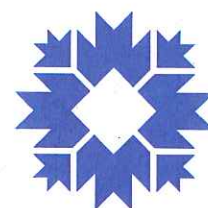
North Walnut Street Corridor Study

By: hiestann
3 Jun 11



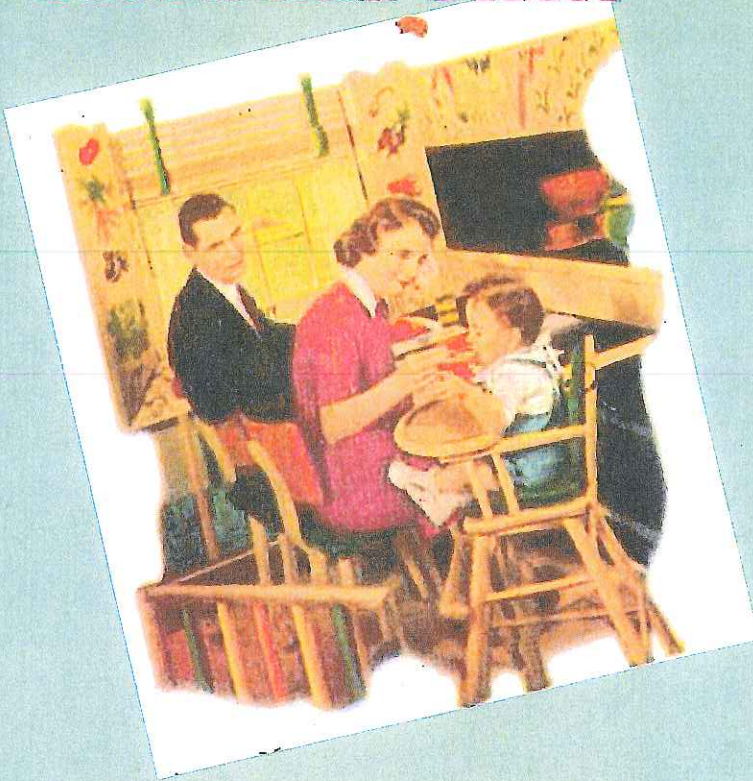
For reference only; map information NOT warranted.

City of Bloomington



Scale: 1" = 300'

HAND Neighborhood Leadership Series



Who ARE These
People?

...and why did they
live in my house?

June 9th
7:00 PM
Council Chambers

For most of us, historic preservation is as much a personal journey as it is a series of regulations. Come share the stories of your own restoration and discoveries, learn how to research your home and how to ensure your neighborhood's continued success. Participants are encouraged to bring items that have been found in their home or yard for "show and tell."

Historic District, Conservation District or Demolition Delay- One size does **NOT** fit all.

Meet neighbors who have been involved in petitions for historic or conservation district status who can answer questions about the process and its results.

Learn how landmark projects, like Paris Dunning law offices or the old Bancker School, can create a focal point for your neighborhood.

Why recycling neighborhoods is more important than ever!

What's in your
Flowerbed?

